



The Mount  
Great Amwell | Ware | Hertfordshire | SG12 9SW



An impressive executive home, set overlooking the river, in the village of Great Amwell, built circa 1795 by the architect and engineer Robert Mylne and later redesigned and modernised to create The Mount. This grand home offers Five bedrooms, with four ensembles and subject to planning potential to extend into the large loft space. This family home has approximately 2823 sq. ft of floor space including the garage. A stunning, elevated position offers amazing views over the Amwell Pool, and two new river islands and offers south facing terraces. There is plenty of character and charm to this home with many original features, electric gated entrance and plenty of parking and garage. The property has mains drainage, electric and gas, council tax band G and EPC rating D. The property is also offered with no onward chain.

### Step Inside

An impressive entrance into the main hallway invites you into this family home. With double doors to each side, cloakroom and staircase to the first floor. To the left is a large formal living room, with a central bay window and complimentary windows either side overlooking the gardens. A feature stone fireplace with luxury panelling and dado rail, with well-designed bespoke display alcoves and cupboards offer a splendid finish. There is a smaller sitting room just off the living room, a lovely place to relax and take in the views of the garden.

To the other side of the hallway, you will find the formal dining room with a complementary Stone Fireplace with luxury panelling and dado with bespoke fitted glass fronted cabinets, ideal for entertaining.

The kitchen is beautifully designed, a light and airy space and flows nicely to the breakfast room, with two pairs French doors which lead out to the main south facing patio area. There is also a utility room with a door leading out to the courtyard at the other side of the property, ideal for hanging washing.

The first floor leads you up to what would have been the original grand entrance hallway with flag stone flooring and beautiful 11'6 ceiling heights. This entrance is via St Johns Lane where you will find stunning views and the local church.

There is a principal bedroom which is beautifully designed and in keeping with the original design of the house, an ensuite shower room and walk in dressing room with French doors leading out to the private roof top terrace. A lovely retreat to enjoy a morning coffee whilst appreciating the stunning views over the river and gardens.

There are two further bedrooms with ensembles and fitted wardrobes, a family bathroom which also leads to the fourth bedroom with fitted wardrobes and can be used as an ensuite facility and guest room. The fifth bedroom is currently used as a study and offers loft access. The loft space is substantial with part boarded flooring and dormer windows to the front and back of the house and offers potential to develop subject to planning consent.

















### Step Outside

Entering this property through electric iron gates lead you into a spacious gravel driveway with parking for plenty of cars and garage. The property is set in a conservation area with many beautiful trees that frame the setting and stunning landscaped gardens with many delightful sitting areas to enjoy the views. The feature curved steps lead you up to the large south facing patio with BBQ area and dining area and space to entertain. There is a lovely woodland trail with gravel paths which leads you down to the water's edge. There is an elegant courtyard garden to rear of the house just off St Johns Lane, the original entrance to this grand home.

### Location

This wonderful home is elevated and set in the heart of the village of Great Amwell Hertfordshire, overlooking the river. Surrounded by many wonderful country walks, pubs, churches, restaurants and some fabulous schools such as Heath Mount, Haileybury, St Edmunds College and Bishops Stortford College and plenty of state schools.

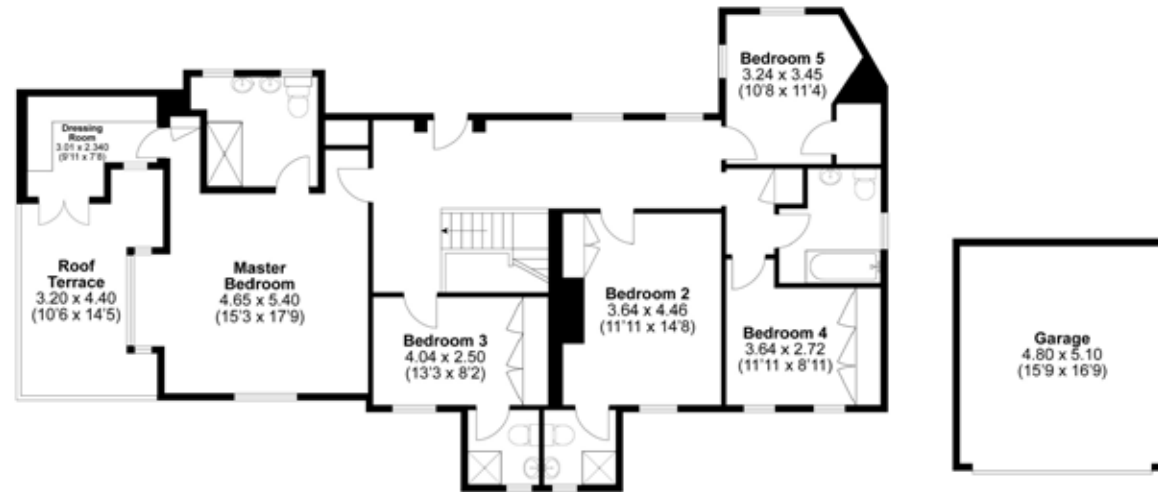
This fabulous home is just over 1.5 miles to Ware High Street, 4.3 miles to Hertford.

The nearby train stations of Ware, St Margarets, Hertford, Stevenage and Bishops Stortford allow so much choice when commuting into London when needed.

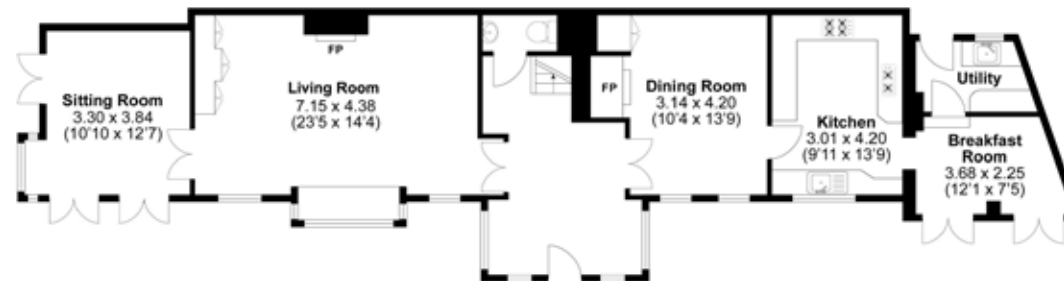
For the frequent flyer it is 23 miles to Luton Airport, 22.4 to Stansted Airport and 46.5 miles to Heathrow Airport.



## THE MOUNT



First Floor



Ground Floor

TOTAL FLOOR AREA: 2823 sq.ft. (262 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Guide Price £1,600,000

Council Tax Band: G

Tenure: Freehold



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Fine & Country Ware, Hertford and Welwyn  
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH  
01920 443898 | 07859 977793 | [heather.curtis@fineandcountry.com](mailto:heather.curtis@fineandcountry.com)

